

That Westwood Shores, Inc., a Texas Corporation ("Developer"), acting by and through J. B. Bell, Jr., its duly appointed and authorized President, the owner of the property subdivided in the above and foregoing plat of Westwood Shores, Section 11, does hereby make subdivision of said property for and on behalf of Westwood Shores, Inc., according to the lines, streets, blocks, lots, building lines and easements shown thereon, specified herein and in the Restrictions, Covenants and Conditions herewith applicable to such subdivision, and designates said Subdivision as Westwood Shores, Section 11, located in the E. I. Pantaleon Survey, Abstract No. A-31, of Trinity County, Texas, and does hereby dedicate to public use, as such, said streets, lines and easements shown thereon forever, and does hereby waive any claims for damages occasioned by the alteration of the surface of any portion of said streets to conform to such grades, and does hereby bind itself, its successors and assigns to warrant and defend the title to the land so dedicated, subject only to matters of record at the time of this dedication.

The platted lots in blocks 9 through 11 inclusive and blocks 15 through 23 inclusive are referred to herein as "single family lots". There is hereby dedicated in addition to those easements shown on the plat, utility easements lying within each single family lot platted herein, such easements being adjacent to all boundaries of each such lot and 12.5 feet in width on the front of each lot and 5 feet in width on the side of each lot and 12.5 feet in width on the rear of each lot.

The platted lots in blocks 1 through 8 inclusive and blocks 12, 13, and 14 are referred to herein as "patio lots". There is hereby dedicated, in addition to those easements shown on the plat, utility easements lying within each patio lot except as noted herein and being 12.5 feet in width on the front of each such lot and 12.5 feet in width on the rear of each such lot. There is further hereby dedicated a 5 foot wide building setback line for and within each patio lot, parallel to a 5 foot wide side building setback line for and within each lot, parallel to one of the side lot lines except as otherwise shown on the plat. There is also a building line on the side lot line opposite the 5 foot building setback line extending as otherwise shown on the plat and no utility easement on said zero building line. Further, there is hereby dedicated a building setback line within all lots being twenty feet from and parallel to the line of each lot. No part of any building may be located within the easement areas dedicated herein or between the lot line and the building setback line of any lot. All utility easements are for the use and benefit of any public utility operating in Trinity County, Texas, as well as for the benefit of Westwood Shores, Inc., and other property owners in the subdivision to allow for the construction, repair, maintenance, and operation of a system or systems of electric light and power, telephone, gas, water, sewer and other utilities or services which the Developer may find necessary or proper and for the further purpose of providing drainage systems, waterways, ditches, and other such drainage structures. Westwood Shores, Inc., further reserves the right to use the streets, lanes, drainage easements as shown on the plat, and re-assign, both restricted and unrestricted, as utility easements for the construction, repair, and maintenance and operation of various utilities. Assign this right necessary or proper; and Developer or any utility company using such easements of the rights conferred by law, Developer or any utility company using such easements shall have the right to clear the area of such easements and cut down trees located thereon or the limbs or roots of trees encroaching thereon, when necessary for the installation of utilities therein, and shall further have the right to trim the trees and shrubbery which overhangs or encroaches into the areas of such easements.

Dedication of streets, easements, reserves and other tracts or areas designated on the above and foregoing plat is made more explicit, and is subject to those Restrictions, Covenants and Conditions herewith applicable to this subdivision, which instrument is hereby made a part of this plat by reference.

Gibraltar Savings Association, being the owner and the holder of the lien created by that certain Deed of Trust dated May 16, 1977, recorded under Clerk's File No. 1998 in the Official Public Records of Real Property in Trinity County, Texas, does hereby in all respects approve, adopt, ratify and confirm all of the above and foregoing provisions and joins in the execution hereof to acknowledge its agreement that these provisions shall in all respects be binding upon the land thereby effected, notwithstanding any foreclosure of the said Deed of Trust or any other lien in favor of the undersigned lienholder and notwithstanding any conveyance to the undersigned in lieu of any such foreclosure.

IN TESTIMONY WHEREOF, Westwood Shores, Inc., has caused these presents to be signed by J. B. Bell, Jr., its duly authorized President and by its Assistant Secretary, and Gibraltar Savings Association has caused these presents to be signed by its Vice President and Assistant Secretary, this 5th day of April, 1979.

ATTEST:
Michael P. Bunn, Assistant Secretary
Doris R. Easley, Vice-President
WESTWOOD SHORES, INC.
GIBRALTAR SAVINGS ASSOCIATION

STATE OF TEXAS
COUNTY OF HARRIS
I, JORNE LEGG, Clerk of the County Court of Harris County, Texas, do hereby certify that the foregoing instrument was duly filed for record in Volume 1998 of the Official Public Records of Harris County, Texas, on the 6th day of April, 1979, at 10:00 o'clock, A.M., and that the same is a true and correct copy of the original as the same appears in the records of said County.

BEFORE ME, the undersigned authority, on this day personally appeared J. B. Bell, Jr., President of Westwood Shores, Inc., a Texas Corporation, known to me to be the person whose name appears to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said Corporation.

Witness my hand and seal of office at Groveton, the day last above written.
Jorne Legg, Clerk
County Court, Trinity County, Texas
Dean Price, Deputy
Lynn Reynolds, Precinct #1
William R. Phillips, Precinct #3

Obtain the Property Report required by Federal law and read before signing anything. No Federal agency has judged the merits or values if any, of this property.

Improvements in Section 11 are scheduled for completion prior to December 31, 1986.

CURVE DATA table with columns: No., Delta, Tangent, Radius, Length, Degree



SUBDIVISION SECTION - 11

I, A. W. Osborn, Registered Public Surveyor, No. 1484, do hereby certify that the above plat represents the property as determined by an on the ground survey made under my direction and supervision during the month of March, 1979.
GIVEN UNDER MY HAND AND SEAL this 5th day of April, 1979.
A. W. Osborn
REGISTERED PUBLIC SURVEYOR, No. 1484
NOTARY PUBLIC, SMITH COUNTY, TEXAS

Section 11 contains 86 1/2 Acres 458 Lots
SCALE: 1" = 40'